

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 23, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

Case: P12-015 Administrative Amendment  
Applicant: Grand LHN III Urban Renewal, LLC  
Attorney: Charles Harrington, III, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: 237 Grand Street & 1 Canal Street  
Block: 15901 Lot 1, 2, 3  
Zone: Liberty Harbor North  
Description: Minor building & site plan alterations to adhere to new flood elevations resulting in first Floor façade changes

7. New Business:

8. Case: P13-035 Preliminary & Final Major Subdivision/Deviations  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Park Ave. ( Jersey Ave to River ST)  
Dorset St. ( Park Ave. to Avenue G) plus interim roads to reach and include Liberty View Drive  
Block: 15810 Lot: 1  
15801: 9.01  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Subdivision from 4 lots into 7. They include the creation of new permanently improved streets and a new park. Interim street improvements for portions of the remaining subdivided property are also proposed.

**Carry to August 6, 2013 regular meeting.**

9. Case: P13-037 Preliminary & Final Major Site Plan w/Deviations  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: 140 Park Avenue  
Block: 15809 Lot: 1  
Existing 15810 Lot: 1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: New High-rise residential building to include 394 DU, 32,100 sq. of Civic Space, 44,762 sf. retail, a new park and linear walkway.  
Deviation: Change the Direction of Dorset Street, revise tree species, parking provided via interim parking during Phase I

**Carry to August 6, 2013 regular meeting**

10. Case: P13-036 Preliminary & Final Site Plan w/Deviations (Interim Use)  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Park Avenue(between Dorset & River Street)  
Block: 15804 Lot: P/O lot 2,P/O lot 3, 4-7  
Zone: Liberty Harbor North Redevelopment Plan  
Description: 133 Surface Parking spaces immediately adjacent to the building and in a new lot to be located across Dorset Street from the building  
Deviation: Interim use extension from 3 to 10 years

**Carry to August 6, 2013 regular meeting**

11. Case: P12-091.1 Amended Final Site Plan w/Deviations  
Applicant: Liberty Harbor Holding, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Liberty View Drive  
Block: 15810 Lot:1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Existing interim parking lot alteration and reduction to 423 spaces. The lot serves hospital employees. Some landscaping changes are also proposed.  
Deviation: Interim use extension from 3 to 10 years

**Carry to August 6, 2013 regular meeting**

12. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan. Formal action may be taken. Summary: the proposed amendment will limit potential expansion of Zone 11.
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

ROSEANNA PETROZZELLI, CHAIRWOMAN, PLANNING BOARD